

A Bilfinger Real Estate  
company



Our ref: JXC/DS29/CTHA

Date: 19<sup>th</sup> December 2014

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[gva.co.uk](http://gva.co.uk)

Dear David,

**CAMDEN TOWN HALL ANNEXE.**

**PLANNING APPLICATION**

Please find attached a planning application that seeks the change of use of Camden Town Hall Annexe (Sui Generis) to a hotel (Use Class C1), including alterations and extensions to the existing building.

**Background**

Extensive pre-applications discussions have taken place with Members and Officers of the London Borough of Camden (LBC), key stakeholders such as Transport for London, and with the local community.

In 2014 the LBC declared the Town Hall Annexe as surplus to its requirements and subsequently disposed of the building to Crosstree Real Estate Management Ltd. A development is now proposed that would re-use this vacant building and improve its contribution to the character of the King's Cross Area and would introduce a high quality hotel to this vibrant part of the capital.

**Policy**

This site is located within the London Central Activities Zone where national, regional and local policy encourages the optimisation of development sites. The proposed development would contribute towards visitor accommodation within London, would continue to provide employment within Camden and would result in an enhanced public realm and improved public facilities. The proposed development is therefore considered to accord with the Council's development plan.

### **Application Content**

The planning application is submitted to the LPA via the Planning Portal. However, as requested, the application includes one hard copy and a CD containing all of the documents listed below:

- Application Form, Certificates, Notices
- Location Plan
- Existing and Proposed Floor Plans and Elevations
- Design and Access Statement
- Heritage Statement
- CIL Form
- Air Quality Assessment
- Daylight/Sunlight Assessment
- Noise Assessment
- Planning Statement
- Office and Hotel Study
- Statement of Community Involvement
- Sustainability and Energy Statements
- Transport Assessment & Travel Plan
- Construction Management Plan
- Servicing Management Plan
- Arboriculture Report
- Hotel Management Plan

We look forward to receiving confirmation that the application has been validated. If you require any further information, please do not hesitate to contact Iain Buzza (020 7911 2054) at these offices.

Yours sincerely



**GVA**

For and On Behalf of Crosstree Real Estate Management Ltd